

Chemung County Industrial Development Agency
2016 Annual Report on Operations and Accomplishments

Operations: The operations of the Chemung County Industrial Development Agency were consistent with previous year's operations. The agency conducted eleven (11) meetings and 3 (three) public hearings.

Below is a list of major accomplishments for 2016.

Emhart Manufacturing – The company acquired 74 Kahler Road formerly Sikorsky. The company will retain 111 employees. The agency provided financial assistance by approving a sales and use tax exemption for the company. The company was approved for an additional sales tax extension to complete the project.

Start-Up NY – Corning Community College and the Chemung County IDA entered into an agreement for a property on Daniel Zenker Road to be eligible for the Start-up NY program.

Incubator Works – Funding was amended for this project for brownfield remediation.

Southern Tier Lodging – The agency extended the company's sales tax exemption.

CDS Monarch – The Company bought an eight (8) acre parcel to build senior transitional housing. Four of the acres will be transferred to either the City or the CCIDA.

Envision Elmira LLC – The company acquired the former Werdenberg's property for redevelopment. The building will be transformed into a mixed use and historic preservation project consisting of four - second floor apartment and two first floor storefronts. Additional financial assistance was approved when New York Main Street grant was not approved.

Sonwil – The Company requested a five-year PILOT extension and was granted the extension.

Finger Lake LLC – The Company requested an extension of their sales tax exemption as they construct a Best Western hotel on the former Howard Johnson's hotel site in Horseheads. The Chemung County IDA extended their sales tax exemption for six months.

DeMet's Candy Company – The company requested a retroactive sales tax extension and was granted an extension through December 31, 2016 to complete their expansion. The company restructured the lease assignment to their new entity with approval of the Chemung County IDA.

First Arena - The Agency adopted a resolution authorizing the negotiation, execution and delivery of a memorandum of understanding related to the acquisition of the First Arena property and purchase of the property. Requests for Proposals were sent out to interested parties for a sale of the facility. Negotiations continue with prospective new owner.

Transfer of County Property – The Chemung County Legislature approved the transfer of the former restoration hangar to the Chemung County IDA for future development and potential sale to a third party. Proceeds of the sale would be used for future economic development projects.

Greenstar Services Incorporated – The Company signed a one-year lease for space in the former Schweizer facility.

West Water Street Development – Park Grove Realty is planning to construct and development 16,000 square feet of commercial and 54 units of residential space on 104-120 West Water Street. The Chemung County IDA and Southern Tier Economic Growth agreed to collaborate to help offset the cost of the site development plan and site investigation process.

New York Beauty and Barber Academy – The academy created four jobs and plan to create additional jobs. An abatement and sales tax exemption for the reconstruction build out was approved. Since this project missed opportunities for funding early on in their project, the IDA approved an investment towards infrastructure improvements on their facility at 200 Baldwin Street.

William Lake Properties LLC – The Corporation purchased the former Ernie Davis Middle School and entered into a long-term lease with Finn Academy. Two or three classrooms will be renovated each year. A PILOT was entered into as well as a mortgage and sales tax abatement.

1250 Schweizer Road – There was interest expressed from two parties to purchase facility.

41 Aviation Drive – Three Cities Research purchased the property from the Chemung County IDA. The company will provide aircraft maintenance and will create one to five jobs per plane. The new owner plans to relocate some of his other businesses in the back offices of the facility.

Capriotti Properties – The project consisted of the redevelopment of row houses located at 389-399 West Water Street. James Capriotti, the developer, will renovate these houses into mixed-use commercial and residential properties. Approximately 12 construction jobs will be created and 2-4 permanent jobs for the commercial site. A PILOT agreement was approved as well as sales tax and mortgage tax exemptions.

Emission Logistics – This company is transferring from Las Vegas and have move their equipment into the 1250 Schweizer Road property.

112-114 Baldwin Street – The IDA purchased this building for future development. A developer will rehabilitate this property, as well as 110 Baldwin Street. The development will consist of upper story housing and commercial/retail on street level.

The Vecino Group – This group is interested in renovating the former Jones Court facility. Applications have been submitted for state funding. The proposed project consists of 91 units, of which 20 units will be for homeless veterans and 70 units will be low income. They hope to break ground in 2017.

Hanover Square – A feasibility study was conducted to rehabilitate a section of buildings in Hanover Square located at 101-109 South Main Street, Horseheads. The project will consist of upper story housing and street level commercial/retail development. This is a multi-year project.

John G. Ullman & Associates Inc. – The Company outgrew their space and purchased a building at 343 Daniel Zenker Drive. The 10-year PILOT, which had 5 years remaining, was extended an additional 5 years. The company plans to hire 55 employees bring total staff to 90-95 employees.

Chemung Properties LLC – Culligan Water purchased Chemung Spring Water and will consolidate their operations into a vacant building, former Honda dealership, at 465 East Water Street. There will be 35 jobs retained.

West Washington Avenue School Project – Edger Enterprises considered a project to renovate the former elementary school into 32 apartments which includes five studio and 24 one bedroom and three two bedroom apartments. The project will create about 40 construction jobs.

Rainbow Lettering – The Company outgrew their space and would like to expand. This business is the only business in the country that offers the sublimation process, which is usually only performed by vendors like Nike and Under Armour and is done out of the country. The company requested property tax and sales tax relief. The company will retain 40 jobs with the potential to add 8-10 more jobs in 1 to 2 years.